

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY OF DISCUSSION OF A REGULAR MEETING OF THE **CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE** OF THE TOWN OF LOS GATOS FOR MAY 13, 2009, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4: 30 P.M.

ATTENDANCE

Members Present:

Absences:

Diane McNutt
Barbara Spector
Marico Sayoc
Joanne Talesfore

Phil Micciche

Staff Present: Wendie Rooney, Director of Community Development
Jennifer Savage, Assistant Planner

ITEM 1: 17230 Buena Vista Avenue
Conceptual Development Advisory Committee CD-09-002

Requesting preliminary review of a zone change from R-1:20 to R-1:8 to allow a subdivision of one lot into two lots. APN 424-30-003.

APPLICANT: Terry J. Martin

PROPERTY OWNER: Charles H. Wittman, III

Comments:

1. **Need to articulate what the benefit of the project would be to the Town?**
2. **Consider size of the proposed parcels and the size of the ultimate homes that will be built on the properties.**
3. **Density on Buena Vista is of concern and proposed density should be carefully considered. The committee questioned where the transition between the smaller, denser lots adjacent to Winchester and the larger, lower density lots along the east side of Buena Vista and Oakridge Way is most appropriate. The applicant will need to justify and illustrate that these lots can serve as a suitable transition.**
4. **Reduced vegetation resulting from new homes may detract from neighborhood's existing character.**
5. **Provide better justification for the proposed higher density zoning at subject property.**
6. **May be compatible with surrounding lot sizes and general plan designation.**
7. **Strong concern for potential tree impacts. Vegetation preservation should be a priority due to the rural-type character of the surrounding neighborhood.**

- 8. Property was owned by essentially the same owners for many years. Therefore, poor structure condition may be due to lack of maintenance and does not provide a strong argument for proposed demolition.**
- 9. More details about the surrounding properties are need to make a decision. Please identify the actual parcel sizes of the surrounding properties.**
- 10. In terms of ensuring compatibility, need to look at the broader neighborhood since the immediately adjacent lots are generally not representative of the larger neighborhood.**
- 11. Use the Town's Residential Design Guidelines.**
- 12. The Committee is concerned with the size of the potential homes that may be built on the lots if a rezone and subdivision are approved. Consider homes that are in character with the broader neighborhood.**

ADJOURNMENT Meeting adjourned at 5:02 p.m. The next regular meeting of the Conceptual Development Advisory Committee is Wednesday, June 10, 2009.

Prepared by:


Wendie R. Rooney, Director of Community Development

cc: Planning Commission Chair